

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: March 23, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Stephen Petersen, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Coath called the meeting to order at 7:04 p.m.

Roll call noted the following: John Julian III, Chairperson, absent; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, absent; Lisa McCauley, absent. Mr. Petersen arrived at 7:27pm.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Coath announced the order of proceedings.

Old Business

ARC 04-06 Sunrise Assisted Living, 510 W. Northwest Highway, Details.

Petitioner: John Green, Groundwork, LTD

Mr. Green presented changes made to the plans. The changes were requested at the October 13, 2005 meeting with the ARC.

The revisions were discussed and three conditions were noted.

1. A 5-inch crown shall be added to the outermost rake fascia.
2. A 4-inch crown shall be added to the outermost fascia of the smaller dormers.
3. Returns shall be used for termination.

The petitioner had no objection to the conditions.

Ms. Troy made a motion to approve ARC 04-06 with conditions noted. Mr. O'Donnell seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

ARC 06-02 Stratford Townhomes, 1412 S. Barrington Road, Public Hearing

Petitioner: Dave Thoma, Stratford Development Co., Inc.

The petitioner previously came before the ARC for a preliminary hearing and now appears for a public hearing. The petitioner is seeking a Certificate of Approval for the development of seven townhomes in three buildings.

Mr. Thoma reviewed the seven recommendations made at the previous ARC meeting:

1. Monotony of the buildings
2. Awkwardness of the muntin patterns
3. Consideration of a 2nd story frieze board.
4. Transition between adjacent uses is acceptable.
5. Awkwardness of the dog ears at the bottom of the gable rakes.
6. Ceiling mounted porch lights seem acceptable.
7. Materials and style are acceptable.

Mr. Thoma stated they plan to use wood aluminum clad windows, SDL simulated divided lights, with a one inch muntin. He also added that they plan to use garage doors made by Buck Ridge.

Ms. Zurek asked for clarification on the building materials on the chimney, exterior lighting, and on the monotony issue.

Mr. Thoma stated they will use stucco on the chimney and it will coordinate with the stone in color. The chimney will have a raised cap.

There will be three grandville pole lights around the circular drive.

Ms. Troy stated that she had no problem with the monotony before, but now after the changes she feels that it looks off balance. She is not comfortable with the differences in the windows. She stated she would prefer to see the windows be the same as the others within the same building, but to vary from building to building.

Mr. Coath asked what they plan to do with the raking cornices at the roof edge.

Mr. Thoma said there is no detail there.

Mr. Coath discussed adding a cornice to the rake fascia.

Mr. Wallace added that the scupper box would have to come out a few inches.

Mr. Thoma suggested using a 1x2 or a 1x4 instead of a crown. He said it would work better than a crown.

Mr. Coath stated he would rather see a crown.

Mr. Petersen stated he agrees with Mr. Coath and would like to see detail on the collector box. He added he agrees with Ms. Troy on the windows. He also stated that the porch beams on the columns of the arbors seem awkward. We would recommend centering them on the column and pulling them tight against them.

Ms. Plummer stated she agrees with the opinions on the windows and would like to see balance.

Ms. Troy stated that she likes the different bays but would like the windows to be uniform within each building.

Mr. Wallace gave an overview of what was discussed and found the following to be conditions:

1. The windows should be uniform within each building. However, there shall be variation in the window styles from building to building.
2. A 1" by 3" board shall be added to the rake fascia.

3. The double beams that are supporting the arbors shall be pulled tight to the column. Also, angle the ends of the beams about 22.5 degrees starting at the top of the reveal.
4. Scupper box details to be brought back by staff.

Mr. Petersen moved to approve ARC 06-02 with conditions noted. Ms. Plummer seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

New Business

ARC 06-09 Carollo Mansard, 210 West Main St. (Historic) Public Hearing

Petitioner: James Carollo, Owner

The petitioner is seeking approval of a Certificate of Appropriateness for removal of the mansard and aluminum siding. He also plans to restore the original siding and trim.

Mr. Carollo gave an overview of the project. He stated that he believes the original wood siding to be in decent shape under the mansard and aluminum siding.

Mr. O'Donnell asked if he plans to restore the porch also at this time.

Mr. Carollo stated that he does not.

Mr. O'Donnell suggested this would be a good opportunity to do so.

Mr. Carollo stated he is trying to find an architect to do drawings for the porch, but he may or may not do it at this time.

Mr. Wallace read conditions noted during discussion.

1. Any additional restoration must be approved by staff and/or the ARC.
2. Details for the porch to be brought back if he decides to restore it.

Mr. Petersen made a motion to approve ARC 06-09 with conditions noted. Ms. Plummer seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

ARC 06-10 Carlstrom Residence, 650 South Grove Street

Petitioner: Steve Klump, Mark Green; Ar-k-teks

The petitioner is seeking approval of a Certificate of Appropriateness for alteration to a non-contributing structure. The petitioner proposes to add a second story addition to the existing house.

The petitioner comes before the ARC tonight for a preliminary hearing.

Mr. Klump gave overview of proposed plan. They plan to construct an addition with a Cape Cod Style.

Ms. Troy suggested using two garage doors instead of one.

Mr. Klump stated they are using one because the existing has one and the opening is already there for one only.

Mr. Coath suggested making the one door look like two.

Mr. Petersen stated the massing of the addition is a problem. He suggested making three single window dormers instead of large dormer near the garage.

Mr. Klump stated that would cause them to lose square footage in the bedroom.

Note: Mr. Petersen excused himself and left the meeting at 8:45pm.

Mr. Coath stated he would like the columns and dormers to be more cape cod like.

Ms. Troy added she would like to see three dormers as suggested, instead of one.

Ms. Plummer addressed the height of the garage windows.

Mr. Klump stated they will be coming down lower than pictured.

Ms. Plummer addressed a window on the south elevation. Stated it seems high.

Mr. Klump explained it's due to a whirlpool tub that is located below the window.

Ms. Plummer also stated that the side of the garage looks blank.

Mr. Klump stated there is a door there.

Ms. Plummer that it is not a good balance even with the door.

Mr. Coath stated that he does not mind the appearance of the side of the garage.

Mr. Coath also suggested seeking alternatives for the dormer and coming back with details.

Ms. Troy stated she would like to see a different configuration over the garage.

Mr. O'Donnell added the windows on the garage door should be taller than they are wide.

Mr. O'Donnell asked about materials and if the proposed aluminum clad windows would be acceptable?

Mr. Wallace stated that aluminum clad windows are not acceptable.

Mr. Klump stated that the intention was to remove the windows and replace with new aluminum clad windows.

Ms. Plummer asked about the doors.

Mr. Klump stated they prefer all wood doors without sidelights that will be painted to match the garage.

Mr. Wallace gave an overview of comments from the ARC:

1. The dormers do not have a traditional Cape Cod look. The ARC recommends investigating alternatives for the dormers.
2. Over the garage door, there should be a single window, instead of a double window.
3. The window located above the garage door should be shifted down.
4. The single overhead garage door should be expressed as two doors. The door should also use window panes and door panels that are taller than their width.
5. The ARC strongly recommends creating a real shed dormer in the rear.

6. A front door made of solid wood with no side lights is acceptable.
7. The chimney should have shoulders.
8. On the south elevation, a door should exist. The ARC also recommends exploring options for the placement of additional windows on the south elevation.
9. New aluminum clad windows are not acceptable. The new windows must be all wood.
10. Cementitious siding with a smooth exposure is acceptable. Wood siding is preferred.

ARC 06-11 240 W. Lake (Historic)

The petitioner is not ready to proceed at this time.

Ms. Plummer made a motion to continue ARC 06-11 to April 13, 2006. Mr. O'Donnell seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

Approval of Minutes

Approval of minutes for March 9, 2006 was postponed until the next ARC meeting.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. O'Donnell seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 9:25 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

Joseph Coath, Vice Chairperson
Architectural Review Commission